

MORTGAGE

VOL 1007 # 728

FILED
GREENVILLE S.C.
APR 11 1984
THIS MORTGAGE is made this 11th day of April 1984 between the Mortgagor, Frances P. Baker (herein "Borrower"), and the Mortgagee, Landbank Equity Corp., a corporation organized and existing under the laws of South Carolina, whose address is 33 Villa Road, Suite 401-A Piedmont West Greenville, South Carolina 29615 (herein "Lender").

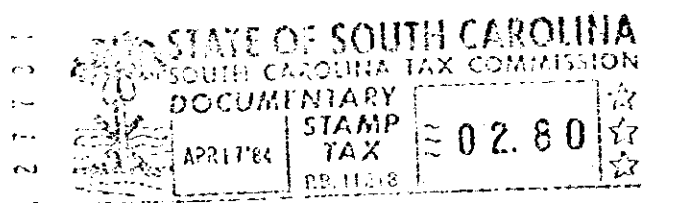
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 6,941.00 which indebtedness is evidenced by Borrower's note dated April 11, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 21, 1994;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that lot of land with the buildings and improvements thereon, situate on the East side of Willowtree Court in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 379 of Section 4 of Westwood Subdivision, recorded in the RMC Office for Greenville, South Carolina in Plat Book 4-R at Page 30, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Willowtree Court at the joint corner of Lots 378 and 379 and runs thence along the line of Lot 378, N. 88-26 E. 104.5 feet to an iron pin; thence along the line of Lots 366, 365 and 364, S. 6-50 E. 187 feet to an iron pin; thence along the line of Lot 380, N. 45-08 W. 213.6 feet to an iron pin; thence along the line of Lot 380, N. 45-08 W. 213.6 feet to an iron pin on the east side of Willowtree Court; thence with the curve of Willowtree Court (the chord being N. 38-09 E. 40 feet), the beginning corner.

This is the same lot conveyed to Frances P. Baker by James L. Baker by deed dated November 6, 1981 and recorded November 16, 1981 in deed volume 1158 at page 407 in the RMC Office for Greenville County, South Carolina.



GCTO
-3
APR 17 84
018

which has the address of 8 Willow Tree Court Simpsonville, South Carolina 29681 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property." Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

0720

7328-11-2